

7. 2016SP-029-001

LEBANON PIKE SP

Council District 15 (Jeff Syracuse)

Staff Reviewer: Latisha Birkeland

A request to rezone from CL and RS10 to SP-R zoning for properties located at 1636 Lebanon Pike and Lebanon Pike (unnumbered), approximately 290 feet north of the intersection of Lebanon Pike and Lebanon Pike Circle, (3.88 acres), to permit up to 36 multi-family residential units, requested by Murray D. Shanklin, applicant; Robert L. Berard, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Zone change to permit a multi-family residential development.

Preliminary SP

A request to rezone from Commercial Limited (CL) and Single-Family Residential (RS10) to Specific Plan-Residential (SP-R) zoning for properties located at 1636 Lebanon Pike and Lebanon Pike (unnumbered), approximately 290 feet north of the intersection of Lebanon Pike and Lebanon Pike Circle, (3.88 acres), to permit up to 36 multi-family residential units.

Existing Zoning

Commercial Limited (CL) is intended for retail, consumer service, financial, restaurant, and office uses.

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *RS10 would permit a maximum 6 units.*

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Provides a Range of Housing Choices
- Provides a Variety of Transportation Choices
- Creates Walkable Neighborhoods

The area is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development in areas not served with adequate infrastructure, such as substandard roads, water and sewer, because it does not burden Metro with the cost of upgrading or building new infrastructure. The plan provides an additional housing option to the immediate area, which is important to serve a wide range of people with different housing needs. The proximity to Lebanon Pike also supports public transportation and walkable neighborhoods. People living in more dense mixed-use areas are more likely to use public transit because every day services are located more closely and it can be more efficient than driving oneself.

DONELSON- HERMITAGE COMMUNITY PLAN

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

T3 Suburban Mixed Use Corridor (T3 CM) is intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor. T3 CM areas are located along pedestrian friendly, prominent arterial-boulevard and collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive and comfortable access and travel for all users. T3 CM areas provide high access management and are served by highly connected street networks, sidewalks, and existing or planned mass transit.

Consistent with Policy?

Yes. The proposed development is consistent with the Conservation policy and the T3 Urban Suburban Mixed Use Corridor policy. The Conservation area consists of a small area of steep slopes along the northern portion of the site. The proposed development preserves areas of 20% slopes. The site has access to Lebanon Pike, which is served by transit that supports higher density residential uses. The proposed plan will include a sidewalk connection to Lebanon Pike, providing an active pedestrian environment.

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PLAN DETAILS

The site is located 1636 Lebanon Pike and Lebanon Pike (unnumbered). The site is approximately 3.88 acres in size and is currently vacant commercial land, with RS10 zoning along the northern property boundary.

Site Plan

The plan proposes a 36-unit multi-family residential development within 4 buildings. The plan also includes an optional business office/club house on the site. The proposed buildings will be 3 stories within 36 feet. The site slopes downward along the northern property line. This proposed development preserves areas of 20% slope and provides stormwater treatment at the bottom of the slope.

Vehicular access to the site will be from Lebanon Pike through an access easement from the property to the south. Parking will be provided on-site and meets the Metro Zoning Code requirements for parking stalls.

A 5 foot sidewalk is proposed along the eastern side of the driveway. The sidewalks will cross the drive aisle with a raised pedestrian crosswalk to connect to the residential units. Internal sidewalks are included within the site. Sidewalks are not required along Lebanon Pike since this property does not have frontage along Lebanon Pike. Architectural standards such as prohibited materials are included on the plan.

ANALYSIS

The proposed multi-family residential use at this location is consistent with the T3 Suburban Mixed Use Corridor policy. The site works with the grade by staying outside of the areas of steep slope. Sidewalks will be installed throughout the development and along the access drive to provide pedestrian connectivity to Lebanon Pike.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

- Fire Code issues for the structures will be addressed at permit application review.

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved with conditions

- Approved as a Preliminary SP only. Depending on final building layout, final lot layout, and flow demand, public water and/or sewer construction plans may be needed for this development. (Suggest meeting with MWS personnel before Final SP stage, to discuss this project.) If required, these plans must be submitted and approved prior to Final SP approval. These approved construction plans must match the Final Site Plan/SP plans. The required capacity fees must also be paid prior to Final Site Plan/SP approval.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- This development will require Public Works approval of detailed construction plans prior to grading the site. Plans must comply with the design regulations established by the Department of Public Works in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design and improvements may vary based on actual field conditions.
- All work completed within the ROW is to comply with MPW standards and specifications.

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

- Provide adequate sight distance at driveway. No signs or vegetation shall block sight distance.

Maximum Uses in Existing Zoning District: **RS10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1.62	4.3 D	6 U	58	5	7

Maximum Uses in Existing Zoning District: **CL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	2.26	0.6 F	11,564 SF	254	34	34

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Maximum Uses in Proposed Zoning District: **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	3.88		36 U	342	22	38

Traffic changes between maximum: **RS10 & CL** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 30 U	+30	-17	-3

METRO SCHOOL BOARD REPORT

Projected student generation existing CL district: 0 Elementary 0 Middle 0 High

Projected student generation existing RS10 district: 1 Elementary 0 Middle 0 High

Projected student generation proposed SP-R district: 2 Elementary 1 Middle 1 High

The proposed SP-R zoning district could generate 3 more students than what is typically generated under the existing RS10 zoning district. Students would attend Pennington Elementary, Two Rivers Middle School, and McGavock High School. All schools have been identified as having additional capacity. This information is based upon data from the school board last updated March 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT

1. Will this project include any affordable or workforce housing units? No.
2. If so, how many and what is the percentage of the entire development? Not Applicable.
3. How will you enforce the affordability requirements? Not Applicable.
4. Have any structures been demolished in the last 12 months? Yes. Two structures.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as the proposed SP is consistent with the community plan and meets several critical planning goals.

CONDITIONS

1. Permitted land uses shall be limited to up to 36 residential units with a clubhouse/rental office building.
2. Height for the residential units is limited maximum to 3 stories in 36 feet.
3. Height for the clubhouse/rental office shall be limited to 1 story in 25 feet.
4. A 5 foot sidewalk shall be installed along the private drive prior to issuance of Use and Occupancy permit.
5. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
6. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
7. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
10. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approve with conditions and disapprove without all conditions. (6-0), Consent Agenda

Resolution No. RS2016-223

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"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-029-001 is Approved with conditions and disapproved without all conditions. (6-0)"

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